

CITY OF VANCOUVERSPECIAL COUNCIL - DECEMBER 14, 1976PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 14, 1976, at 2:00 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
 Aldermen Bird, Boyce, Cowie, Harcourt,
 Kennedy, Marzari, Rankin,
 Sweeney and Volrich

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
 SECONDED by Ald. Harcourt,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda before the Council.

1. Text Amendment to False Creek Area Development Plan - Phase 1, Area 6 (S/S False Creek North of West 6th Avenue between Ash and Alder Streets)

An application has been received from the Director of Planning to amend the text of the False Creek Area Development Plan - Phase 1, Area 6 - By-law No. 4815 as follows, pursuant to Council's resolution of November 23, 1976:

"A. Delete Clause 5 from Page 6 and substitute the following in lieu thereof:

'5a. Commercial Floor Space: Not to exceed 88,000 gross square feet (which may be located in either Heather or Spruce Neighbourhood or partially in each).

5b. Community Space:

In addition, community space including the proposed elementary school may be provided, the amount, location and type of community space shall be to the satisfaction of the Development Permit Board.'

B. Insert the following paragraphs on Page 6 immediately after the last paragraph:

'The Commercial area includes office and retail commercial, but excludes parking.

Community space means facilities which provide opportunities for physical fitness or for general recreation; and facilities which provide a service to the public.'

cont'd....

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Text Amendment to False Creek Area Development Plan - Phase 1, Area 6 (S/S False Creek North of West 6th Avenue between Ash and Alder Streets)
(cont'd)

- C. Delete Clause 5 from Page 7 and renumber the Clauses accordingly.
- D. Delete Clause 5 from Page 8.
- E. Delete the figure '7%' in Clause 9 from Page 8 and substitute the figure '9%' in lieu thereof. Renumber the Clauses on Page 8 accordingly."

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

Mr. H. Burke questioned Mr. D.M. Hickley, Associate Director, Central Area Division of the Planning Department, with respect to increasing the site coverage in Development Areas above three storey height from 7% to 9% which would allow a six storey office building.

Mr. Hickley advised that no large office buildings were contemplated. The increase of site coverage is meant to provide a control on the amount of building volume. The development proposed would have retail on the lower floor with small scale offices on the second floor to provide an opportunity for small businesses to locate close to where they live.

Ms. M. Norton, False Creek Village Co-operative, asked whether it was proposed to extend the commercial and office development closer to the Co-operative's housing development.

Mr. E.D. Sutcliffe, False Creek Project Manager, advised that the commercial/office/residential component of Leg-in-Boot Square has had no change in design from what was originally planned. The Co-operative is aware of the proposed development.

Mr. Sutcliffe also answered questions from the Council with respect to the degree of subsidies of various housing components.

The Mayor called for further speakers and no one appeared.

MOVED by Ald. Rankin,

THAT the foregoing application of the Director of Planning be approved.

- CARRIED

(Aldermen Boyce and Sweeney opposed)

(Mayor Phillips was excused from voting on this application)

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 2:30 p.m.

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The foregoing are Minutes of the Special Council meeting (Public Hearing) of December 14, 1976, adopted on January 11, 1977.

M. Walsh
MAYOR

B.R. Eddy
CITY CLERK